

007.0

0001

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

955,700 / 955,700

USE VALUE:

955,700 / 955,700

ASSESSED:

955,700 / 955,700

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
56		NEWCOMB ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FLYNN MICHAEL B & NANCY J	
Owner 2:	
Owner 3:	

Street 1: 50 WINDEMERE CIRLE	
Street 2:	

Twn/City: BRAINTREE	
St/Prov: MA	Cntry:
Postal: 02184	Type:

**PREVIOUS OWNER**

Owner 1: DAVID GRACE K /TRUSTEE -	
Owner 2: DAVIDS TRUST -	
Street 1: 16 ROMAN RD	
Twn/City: WOBURN	
St/Prov: MA	Cntry:
Postal: 01801	

NARRATIVE DESCRIPTION									
This parcel contains 4,761 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Aluminum Exterior and 3171 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 4 Bdrrms.									

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4761		Sq. Ft.	Site		0	80.	1.18	1									450,265						450,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							4761.000		501,000		4,400		450,300		955,700							
Total Card							0.109		501,000		4,400		450,300		955,700		Entered Lot Size					
Total Parcel							0.109		501,000		4,400		450,300		955,700		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		301.39		/Parcel:		301.3		Land Unit Type:					

Total Card / Total Parcel  
955,700 / 955,700  
955,700 / 955,700  
955,700 / 955,700

6111	GIS Ref
GIS Ref	
GIS Ref	
Insp Date	
11/17/17	

!657!	PRIOR ID #1: 6111
PRINT	
Date	Time
12/10/20	16:24:14
LAST REV	
Date	Time
04/17/20	09:21:33
mmcmakin	
657	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**SALES INFORMATION**

TAX DISTRICT							Parcel ID				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes			
DAVID GRACE K /	73958-154	1	1/8/2020			1,000,000		No	No					
KEZARJIAN VIRGI	9924-462		11/2/1961	Family		99		No	No	N				

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/17/2020		SQ Mailed							MM	Mary M													
11/5/2019		Mail Update							MM	Mary M													
11/17/2017		MEAS&NOTICE							HS	Hanne S													
2/2/2009		Measured							336	PATRIOT													
3/24/2000		Inspected							270	PATRIOT													
9/21/1999		Mailer Sent																					
9/21/1999		Measured							264	PATRIOT													
8/23/1993									AJS														
Sign:	VERIFICATION OF VISIT NOT DATA												/	/	/	/	/	/	/	/	/	/	/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type:	13 - Multi-Garden			Full Bath:	2	Rating: Average																	
Sty Ht:	2A - 2 Sty +Attic			A Bath:	Rating:																		
(Liv) Units:	2	Total: 2		3/4 Bath:	Rating:																		
Foundation:	2 - Conc. Block			A 3QBth:	Rating:																		
Frame:	1 - Wood			1/2 Bath:	Rating:																		
Prime Wall:	3 - Aluminum			A HBth:	Rating:																		
Sec Wall:			%	OthrFix:	Rating:																		
Roof Struct:	2 - Hip			<b>OTHER FEATURES</b>																			
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating: Average																	
Color:	WHITE			A Kits:	Rating:																		
View / Desir:				Fpl:	2	Rating: Average																	
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																		
Grade:	C - Average			<b>CONDOS INFORMATION</b>																			
Year Blt:	1920	Eff Yr Blt:		Location:																			
Alt LUC:			Alt %:	Total Units:																			
Jurisdct:			Fact:	Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>						<b>RES BREAKDOWN</b>									
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.								Exterior:									
Prim Int Wall:	2 - Plaster			Functional:			%							Interior:									
Sec Int Wall:			%	Economic:			%							Additions:									
Partition:	T - Typical			Special:			%							Kitchen:									
Prim Floors:	3 - Hardwood			Override:			%							Baths:									
Sec Floors:			%	Total:	31		%							Plumbing:									
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>										Electric:									
Subfloor:				Basic \$ / SQ:	170.00									Heating:									
Bsmnt Gar:				Size Adj.:	1.01867974									General:									
Electric:	3 - Typical			Const Adj.:	0.98980200									<b>COMPARABLE SALES</b>									
Insulation:	2 - Typical			Adj \$ / SQ:	171.410									Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:	S			Other Features:	116500																		
Heat Fuel:	1 - Oil			Grade Factor:	1.00									WtAv\$/SQ:	AvRate:	Ind.Val							
Heat Type:	5 - Steam			NBHD Inf:	1.00000000									Juris. Factor:		Before Depr:	171.41						
# Heat Sys:	2			NBHD Mod:									Special Features:	0	Val/Su Net:	103.62							
% Heated:	100			LUC Factor:	1.00									Final Total:	501000	Val/Su SzAd:	175.91						
Solar HW:	NO			Adj Total:	726148									<b>PARCEL ID</b>									
% Com Wall:			% Sprinkled:	Depreciation:	225106									007-0-0001-0003.0									
MOBILE HOME				Depreciated Total:	501042									Color:									
<b>SPEC FEATURES/YARD ITEMS</b>																<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		<b>AssessPro Patriot Properties, Inc</b>				
3	Garage	D	Y		118X18	A	AV	1920		22.72	T	40	104			4,400		4,400					
More: N				Total Yard Items:				4,400		Total Special Features:								Total:	4,400				